

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF APRIL 7, 2015

MINUTES

Board Members Present:

**Paul Bolin, Chairman
John Kenney
Dora McCarthy
John Miller
Pete Parizo, Alternate Member
Julie Williams**

City Staff Present:

**David Gould
Peter Witham
John Theriault**

Chairman Bolin called the meeting to order at 7:00 p.m. In the absence of Board Member Mallar, Alternate Member Parizo was asked to vote.

CONSENT AGENDA

Planning Officer Gould noted that a question had been raised regarding Item No. 3. Ms. Williams made a motion to remove Item No. 3 from the Consent Agenda. The motion was seconded by Mr. Miller, and it passed by a vote of 6 to 0.

Chairman Bolin asked for a motion on Item No. 1 and Item No. 2 on the Consent Agenda. Ms. Williams moved to approve the Consent Agenda, Items No. 1 and 2. The motion was seconded by Mr. Miller, and passed by a vote of 6 to 0. The items approved are as follows:

Item No. 1: **Site Development Plan approval to construct two, 30' x 100' storage buildings at 235 Bomarc Road in an Urban Industry District. Bomarc Commercial Properties, LLC.**

Item No. 2: **Site Development Plan approval of minor site improvements at Ross Manor, 758 Broadway in a High Density Residential District. First Atlantic Corporation, applicant.**

NEW BUSINESS

Item No. 3: **Site Development Plan approval to construct a one-story addition to Maine Hall at 354 Hogan Road and reuse the existing 12,000 sq. ft. building located at 312 Hogan Road for office and classroom space all in a Government and Institutional Service District. Eastern Maine Community College, applicant.**

Mr. Kenney indicated that he had a conflict of interest as he is employed by the firm that designed this project. Ms. Williams moved that Mr. Kenney had a conflict of interest. Mr. Miller seconded the motion. The motion passed 5 to 0. (Mr. Kenney left the room.)

Ms. McCarthy disclosed that her son would be using this building for educational purposes and asked if the Board felt that she had a conflict of interest. Mr. Miller made a motion that Ms. McCarthy does not have a conflict of interest. Ms. Williams seconded the motion, which passed by a vote of 4 to 0.

Planning Officer Gould indicated that the Fire Chief was concerned that the hydrant on Hogan Road may not adequately serve this site. Their ability to connect to this hydrant and then to this building may be problematic. They suggested that the Board approve the plan with the condition that the applicant and the Fire Department work out a resolution on fire suppression.

Paul Monyak, WRRRC, indicated that they did have a last minute discussion with the Fire Department but did not come to a resolution prior to the meeting on such short notice.

Ms. Williams moved to approve the Site Development Plan with the condition that the applicant work with the Fire Department to establish sufficient fire suppressant means. Mr. Miller seconded the motion. The motion carried by a vote of 5 to 0. (Mr. Kenney returned.)

APPROVAL OF MINUTES

Item No. 4: Planning Board Approval of Minutes.

Chairman Bolin indicated that the Minutes of the March 17, 2015 Meeting were in order. Mr. Kenney moved to approve the Minutes of the March 17, 2015 Meeting. Mr. Miller seconded the motion, which passed 6 to 0.

MISCELLANEOUS BUSINESS

Item No. 5: Planning Board Review of Correspondence and Other Communications from the Planning Office.

At the previous Planning Board meeting, Board Members requested that Staff look into what the Maine Department of Transportation's (MDOT) queuing standards are for various drive-thrus. Planning Officer Gould indicated that Staff found that MDOT only has one standard and that is for a Dunkin Donuts. The queue is for 14 spaces. City Engineer John Theriault indicated that in his conversations with MDOT that there were no standards other than for "coffee serving" establishments.

The Board discussed this standard and those proposed in their draft language to amend the drive-in business standards in the Land Development Code.

Chairman Bolin asked if the Board wished to review this amendment formally brought forward or if they would like to see the amendment again.

Board Members indicated that they would like to review the draft language again prior to it being formally processed.

There being no further items for discussion, the meeting was adjourned at 7:20 p.m.